

1. **2008SP-027U-14**
Ameriplex at Elm Hill
Map: 106-00 Parcel: Part of 172
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne
Staff Reviewer: Brian Sexton

A request to rezone from R10 to SP-IND zoning for a portion of property located at Elm Hill Pike (unnumbered), approximately 2,400 feet west of Massman Drive (3.9 acres), to permit an access drive to Elm Hill Pike, requested by Atkisson-Harber Architects, applicant, for Summit Holladay Partners LLC, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP and Final Site Plan

A request to rezone from One and Two Family Residential (R10) to Specific Plan-Industrial (SP-IND) zoning for a portion of property located at Elm Hill Pike (unnumbered), approximately 2,400 feet west of Massman Drive (3.9 acres), to permit an access drive to Elm Hill Pike.

Existing Zoning

R10 District - R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP-IND District - Specific Plan-Industrial is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan provides for a private driveway and landscape buffer in order to access an industrial property.

DONELSON/HERMITAGE COMMUNITY PLAN

Industrial (IN) - IN areas are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses.

Consistent with Policy? Yes. The proposed plan is consistent with the IN policy of the Donelson / Hermitage community plan.. The SP will permit a driveway to provide access to an industrial use and a landscape buffer to separate the industrial activity from the adjacent residential development.

PLAN DETAILS

Current Conditions - The parcel owned by the applicant includes two zoning districts. R10 zoning is located on the northwest portion of the property with the bulk of the property, 32.2 acres, zoned IR. In order to access the rear of the property, a driveway would need to run across the portion of the property currently zoned R10. The Metro Zoning Code does not allow access to an industrial district through a residential district. Rezoning to SP will allow access and also ensure that only a driveway and substantial landscaping to buffer the adjacent residential uses will be permitted on this portion of the property.

Site Plan The site plan proposes a 1,470 foot driveway and a 30 foot landscape buffer. The proposed drive will run north of Elm Hill Pike adjacent to a landscape buffer along the eastern property line of the site. The driveway will turn west approximately 297 feet south of Marwood Lane. No access is shown on to Marwood Lane from the proposed driveway and none will be permitted. The plan includes security lighting along the driveway and a security gate at the entrance along Elm Hill Pike.

Landscape Buffer A 30 foot landscape buffer along the eastern property line of the site is proposed. The existing vegetation is approximately 80 feet in width. Staff is requiring that the applicant provide a minimum 50 foot landscape buffer along the eastern property line of the site in order to provide adequate separation between the existing residential and industrial uses. The landscape plan includes trees to be planted 50 feet center to center along one side of the access road and a provision to allow additional

planting to meet the landscaping requirements of the Metro Code. A tree protection fence is to be in place during construction of the driveway to protect the existing vegetation that is to be part of the landscape buffer.

STORMWATER RECOMMENDATION Approved

PUBLIC WORKS RECOMMENDATION All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

Provide documentation of adequate sight distance at project access to Elm Hill Pike.

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	3.9	4.63*	18	173	14	19

* includes 25% duplex lots

Maximum Uses in Proposed Zoning District: SP-IND

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Light Industrial (110)	3.9	0.6	101,930	711	94	100

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			--	+538	+80	+81

STAFF RECOMMENDATION Staff recommends that the request be approved with conditions as the request is consistent with the IN policy of the Donelson / Hermitage community plan.

CONDITIONS

1. There shall be no access to Marwood Lane.
2. The corrected copy of the SP final site plan shall incorporate the required landscape buffer abutting the adjacent residential with a minimum of 50 feet in width.
3. The corrected copy of the SP final site plan shall include a note stating that a tree protection fence shall be in place during the construction of the driveway to protect the existing vegetation that is to be part of the landscape buffer.
4. The permitted uses for this SP shall include a private driveway and a minimum 50 foot landscape buffer.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the IR zoning district as of the date of the applicable request or application.
6. A corrected copy of the SP final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for

this property, and in any event no later than 120 days after consideration by Planning Commission. If a corrected copy of the SP final site plan incorporating the conditions therein is not provided to the Planning Department within 120 days after the date of conditional approval by the Planning Commission, then the corrected copy of the SP final site plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, or any other development application for the property.

7. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

Approved with conditions, **(6-0) Consent Agenda**

Resolution No. RS2008-209

“BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-027U-14 is **APPROVED WITH CONDITIONS. (6-0)**

Conditions of Approval:

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The proposed SP –IND district is consistent with the Donelson/Hermitage Community Plan’s Industrial policy, which is intended to include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses.”